



Black Diamond Regional Stormwater Facility

V Provides a permanent solution to a long-term flooding problem of homes around Horseshoe Lake

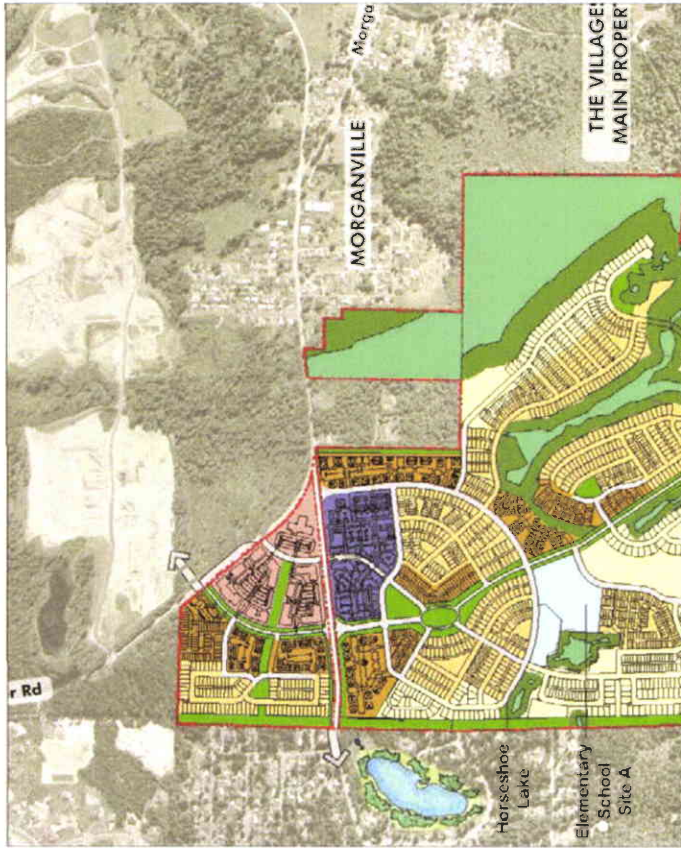
- Eliminates the need for costly emergency pumping that has occurred almost yearly for decades.
- Provides an opportunity to maintain a static lake level by either drawing-down water in Horseshoe Lake during periods of high water or adding water to Horseshoe Lake during periods of low water.
- YarrowBay will provide necessary easements and access through the MPD property to facilitate the long-term solution.

V Regional Storm Water Pond provides substantial benefits over multiple small traditional stormwater facilities

- Pond will have the ability to serve over 220 acres of land in King County (primarily existing development associated with Horseshoe Lake), land currently outside the MPDs but within the City and portions of the MPD property.
- The Regional Stormwater Pond will be designed as an open water facility for water quality that will employ preferred LID technology of infiltrating clean excess water to the aquifer.
- The size and location of the Regional Stormwater Facility provides sufficient area to make pond adjustments and add new technology over time. The alternative of multiple constrained small facilities will not have this ability.
- Larger single facilities operate more efficiently and provide a higher standard of water quality than smaller facilities.
- Locating the regional pond in the proposed location does not promote any additional residential units within the MPD property. The project approvals have limited the maximum unit count regardless of land area available for development.

V The Regional Stormwater Water Pond will serve as a natural habitat buffer to the City of Black Diamond

- It will be designed as a natural lake.
- Will promote habitat for a variety of plants and animals.
- Will discharge clean water to the aquifer rather than directly into any wetland, stream or lake.



Regional Storm Facility The Villages

